
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Port Deposit

NAME OF SUSTAINABLE COMMUNITY: Port Deposit

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1 Applicant Information**
- ☐ **TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4 Sustainable Community Plan**
- ☐ **TAB #5 Progress Measures**
- ☐ **TAB #6 Local Support Resolution**
- ☐ **TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** Port Deposit

Legal Name of Applicant: Town of Port Deposit

Federal Identification Number: 526003626

Street Address: 64 South Main Street

City: Port Deposit **County:** Cecil **State:** MD **Zip Code:** 21904

Phone No: 410 378 2121 **Fax:** 410 378 9104 **Web Address:** <http://www.portdeposit.org/>

Sustainable Community Contact For Application Status:**Name:** Rodney Heinze **Title:** Town Administrator

Address: 64 South Main Street **City:** Port Deposit **State:** MD **Zip Code:** 21904

Phone No: 410-378-2121 xn/a **Fax:** 410-378-9104 **E-mail:** rheinze@portdeposit.org

Person to be contacted for Award notification:**Name:** Louise Land **Title:** Consultant

Address: 64 South Main Street **City:** Port Deposit **State:** MD **Zip Code:** 21904

Phone No: 610-329-0651 xn/a **Fax:** 410-378-9104 **E-mail:** lmiland126@yahoo.com

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Cecil

Name of Sustainable Community: Port Deposit

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

Port Deposit is located on MD Route 222 (Main Street) which runs North and South through the town. MD Route 222 intersects Maryland Route 276 at the South end of Town and Route 269 at the North end of town. MD Route 222 is the only main traffic corridor. The Bainbridge property, Mt Arafat Farm and Anchor Hope Farm are within Town boundaries but will not be included in the Sustainable Community Area. The Bainbridge property is a former U.S. Navy training site that is approximately 1050 acres and is planned for significant employment and residential redevelopment; however, due to lagging environmental cleanup efforts by the U.S. Navy, the Bainbridge property will not be included in the Sustainable Community Area at this time. Development of this land is not anticipated in the next five years. Undeveloped parcels of land on the cliffs are included in the Sustainable Community area because they will be affected by the Storm Water Management Plan; are a great spot for use as a Community Garden site; and the high cliffs provide an ideal water view location for residential development or possibly a Senior Center. Located between the granite cliffs and the water's edge, the Town is generally one street in width, just over one mile long. Five stream valleys run through the Town: at Route 222, near the Town Hall, parallel to Center Street, near the Catholic Church and at Rock Run. These valleys provide the only vehicular access points to the Town other than MD Route 222.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 240

Existing federal, state or local designations (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area | <input checked="" type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input checked="" type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input checked="" type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input type="checkbox"/> Other(s): _____ | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

Sustainability requires efficient management of all environmental, economic and social resources and the Town is committed to plan, protect, preserve and grow in a reasonable and responsible way. The following are examples of revitalization investments and their favorable impact on the town:

- Federal funding from the Department of Natural Resources Boating Infrastructure Grant and the Maryland Department of Natural Resources Waterway Improvement Fund (\$100,000.00 and \$185,000.00) supported the relocation of temporary docks to prevent damage to SAG beds. This was a multiyear project, requiring a collaborative, congenial and supportive effort between the town and many personnel. This project was successfully completed in September, 2012 and the public jetty and docks have drawn more fishermen and boaters to the area.

- Improvements to Spot in the Rock Park were made with more than \$33,000.00 in funds from a DNR/CPP grant. This project was completed in February 2012 and dedicated as the Earline Brown Park in May 2013. It is a lovely site with very sturdy playground equipment and a basketball court for children; but it needs additional work to safeguard users. The park is edged by Rock Run stream and entered by a pedestrian footbridge. There are no designated parking areas for cars. The river edge needs to be fenced to prevent small children from falling over the precipice and the bridge is in dire need of being shored up and reinforced.

The Jacob Tome Gas House was built in 1850 and is the last historical waterfront building in Port Deposit. It is slated for renovation into a Visitor Center and Research Facility. This project is scheduled to start in late summer, early fall of 2013 and be completed within two years. In addition to the building renovation, a portion of the Lower Susquehanna Heritage Greenway will be completed and allow continuous pedestrian waterfront access from Marina Park to the Central Business District on Main Street. Land improvements will include a safe nesting area for the endangered Northern Map Turtle and the creation of a Memorial Park with meandering paths and improved gardens in Marina Park. Funds to support this project have been provided through House Bill 466, a State Highway Administration Transportation Enhancement Program grant, a Lower Susquehanna Heritage Greenway grant, grant and the Town of Port Deposit.

In the planning stages is the construction of a new comfort station in Marina Park for use by visitors of the playground, park, fishing jetty and boat launching ramp. This is supported by a Maryland Department of Natural Resources CPP grant for \$154,000.00. This will be the first comfort station with bath facilities in the town, a much needed component of the infrastructure necessary to support the hundreds of visitors that use the park each year. (The Town issues boat launch permits to approximately 200 boaters each year).

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

Geographically, Port Deposit is located with a beautiful vista of the river but is somewhat isolated from other established growth and employment areas in Cecil County.

Geologically significant barriers are the steep slopes of granite on the eastern border of town and the Norfolk Southern rail road and Susquehanna River on the western border. Both limit the amount of land available for growth. This limitation also allows us to focus on the needs of this area. The Town will concentrate on maximizing the existing 240 acres of land and buildings through restoration and infill.

The Town is located in the 100 year flood plain. Periodic flooding adversely impacts portions of Port Deposit, largely in the North end of Town. In 1996 and 2011, (a thirty year flood) the community experienced significant flooding on the river side of Main Street in the North End of Town. The flood waters released when the Conowingo Dam gates were opened caused physical damage to some structures and some families that rented homes found housing in other communities. Several businesses closed due to the economic impact of lost business income. Currently, approximately 35% of the residential and business buildings are vacant. A planned comprehensive storm water management project will help divert rising water, prevent excessive ponding and limit the duration of flooding. A lack of public transportation is a major barrier to growth and connection to employment areas. Other than local school buses and on demand transportation from medical and social agencies, the community relies on independently owned automobiles. Local passenger train and bus service is non-existent and the closest train station is six miles from Town. A recent study conducted by WILMAPCO to determine the feasibility of a fixed route bus service in Port Deposit concluded it would not be cost effective, due to low ridership expectations. WILMAPCO recommends increased marketing to encourage residents to utilize existing services.

Port Deposit is blessed with beautiful granite slab sidewalks; however, pedestrian circulation is impeded by uneven walkways partially blocked by large utility poles. Roads are not bicycle or runner friendly. A modest area in the CBD (Central Business District) was improved in a mid-1990's Streetscaping project. This is in relatively good condition but the areas North and South are in desperate need of revamping to improve the aesthetic appeal of Main Street. A Streetscape project ideally would improve the pedestrian environment by removing overhead utility wires, telephone poles and other obstacles, allowing the sidewalks to meet ADA handicapped accessibility standards. These improvements could be coordinated with CDBG and integrated with constructions schedules for storm water management and road improvements.

During the recession in Maryland the town's tax base has eroded as some businesses closed and residents left the area. The town has a higher real estate tax rate than other nearby counties (.551per \$100 assessed evaluation.)

The Norfolk Southern railroad runs through the center of town, blowing a warning horn to alert pedestrians and motorists. The existing chain link fence provides the Town protection and deters people from walking on the tracks but is not esthetically pleasing. The appearance could be enhanced by replacement with a decorative wrought iron fence.

Bainbridge is expected to be a huge contributor, but is delayed until the Department of the Navy provides needed funds to clean soil contamination found on the site. Bainbridge will be excluded from the Sustainable Community Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

Strengths

The area has attracted high-end condominium development along the waterfront. The second phase of this project is nearing completion. The majority of funding and design plans are in place to restore the historically significant Jacob Tome Gas House. Grants from Maryland SHA TEP, and the LSHG are supporting this project. The Gas House is slated to be renovated and converted into a visitor's center and research facility. This project is scheduled to begin in late summer 2013 and completed within two years. The historic Bank Building is now being used as the Bainbridge Naval Training Center Museum. There are a few privately owned, historically significant homes that are being restored. Home owners and business establishments could take advantage of rehab programs. The Town has several lovely parks: Marina Park is located along the River and will soon be improved by the addition of a comfort station to be used by fishermen and visitors to the playground. The LSHG provides a path from the park to the neighboring fishing jetty. The Greenway, to be completed in 2015, will allow continuous waterfront travel from Marina Park into the center of the Town. The Tot Lot, Midtown Lot and Spot in the Rock (Earline Brown Park) Parks are available for recreational use and are intermittently placed in the Town.

The Town is only six miles from the MARC Train System in Perryville, a desirable distance for train commuters. The Cecil County Department of Aging provides demand service to the elderly and disabled. There are other agencies that provide services for their clientele i.e. Veteran's Administration, churches, ambulance companies and Emergency Medical Services.

On May 2, 2013, The Town of Port Deposit signed a Memorandum of Understanding with Towson University. This partnership is expected to provide an enormous opportunity for ecotourism, education and research.

The former Bainbridge property is within the town boundaries but not the Sustainable Community area. Because Bainbridge is a Brown Field site, future commercial development would be a benefit to the Town from the influx of jobs, taxes, spin-off businesses etc.

The entire Town is on the National Register of Historic Places.

Weaknesses

The existing storm water system is not providing adequate drainage after heavy rainfall. Street, sidewalk and curbing problems exist throughout the town. Travel lanes are perceived to be too narrow in several locations, especially in the Northern end of town.

There is a tremendous need for decent, safe and affordable housing in the Town. There are a large number of deteriorating or dilapidated housing units, many of which have been abandoned; consequently the appearance of the town is less attractive to potential buyers. Nearly 36% of structures need some form of minor, medium or major repairs. Town does not currently employ or contract with a Code Enforcement Officer who would be responsible for identifying structures not meeting code and enforcing compliance with building codes.

There are numerous, historically significant buildings and entities that are in need of restoration or preservation.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The Town consists of predominately small lots that are used for a mixture of residential, commercial and recreational purposes. The entire town is a designated national register historic planning and priority funding area. With the exception of the relatively new addition of marine commerce and condominiums, the majority of the building and residences were completed in the 19th century. The Town has an active Planning and Zoning Committee and Historic Area Commission and has recently added a Zoning Appeals Board. Ordinances and determinations take into account existing regulations and recommendations outlined in the 2009 Comprehensive Plan. Future growth will depend on the Town's ability to be flexible if zoning modifications are indicated. There are six zoning districts: Central Business District (CBD), 3.8 acres; Marine Commercial (MC), 2.8 acres; Single Family (R-1), 40.6 acres; Town Commercial (C-1), 0.5 acres; Town Residential (TR), 9.6 acres and Mixed Residential (R-2), 80.6 acres. The Town has some limited vacant land that is suitable for infill projects. The majority of this land is in the R-1 Single Family Residential District and the R-2 Mixed Residential District. Development is restricted by the steep cliffs and river, but there are significant revitalization opportunities for infill and reuse of vacant lots. Increased areas of mixed commercial/residential use may need to be accommodated by future zoning modifications. The land use and zoning provide an opportunity to revitalize. No changes to zoning were identified.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

The Town is generally perceived as a safe and peaceful community. The overall crime rate for Port Deposit is 1.56% and 0% for violent crime, significantly under the overall crime rate for the State of Maryland of 3.82%. There are no public or private elementary or high schools located in the Town of Port Deposit. Students are bused to nearby public schools, averaging 15 to 30 minutes travel time. The closest higher education facilities are Cecil County Community College (10 miles), Harford County Community College (11 miles), Lincoln University of Pennsylvania (17 miles) and University of Delaware (20 miles). Towson University is building a campus in Harford County and may be ready to accept students in the 2013 Academic Year. All of the facilities offer adequate to excellent educational experiences, but there is no public transit available for students seeking post-high school educational opportunities. There are limited artistic or cultural resources available to the community. The Chamber of Commerce created a Public Arts Committee in 2011 to seek opportunities to introduce art and culture to the community. The Community is very fortunate to have excellent parks and water access for recreational use and a number of historic buildings and marine related activity that can be enhanced to improve the quality of life for residents and improve the tourism experience.

The LSHG Heritage Area encompasses approximately 45,000 acres in Harford and Cecil Counties. Over 12 miles in length, the Greenway extends from Glen Cove, just north of the Conowingo Dam, to the head of the Chesapeake Bay along both sides of the Susquehanna River and provides a natural environment of scenic beauty that is rich in historical and cultural resources.

Maryland's byways offer opportunities for residents and visitors to bike or drive historic transportation routes, hike along shaded trails and experience nature in the heritage area. At museums, national parks and local points of interest, visitors can learn about colonial life along the Susquehanna River and the Chesapeake Bay; Port Deposit's role in the War of 1812; the history of the Bainbridge Naval Training Center and current biological marine research on the endangered Northern Map Turtle. The visitor's experience is enhanced by local historic homes and businesses that offer a variety of architecturally interesting features in Victorian, Colonial, Federal and Granite structures. Nature lovers can enjoy various species of unique plants, flowers and trees that are prevalent along the Conowingo Dam and throughout the trails and byways. Birdwatchers and Photographers are treated to views of American Bald Eagles, Great Blue Herons, Osprey, Common Merganser and numerous species of uncommon birds and ducks that seasonally navigate the Atlantic Flyway. (Port Deposit is host to one of the largest flocks of Bald Eagles in the United States.) As the town recovers from the recent economic downturn, it will be able to capitalize on its location on the national trails and market local assets to attract more visitors.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

The Susquehanna River is a major strength for the community as it attracts water-oriented activities such as boating, fishing, canoeing and kayaking. The land and shoreline bordering the town is home to the second largest population of bald eagles in the United States. It is also a natural nesting place for a plethora of other wildlife species. It attracts many photography and birding enthusiasts. Long term studies by Towson biologists on the Northern Map Turtle's nesting, basking and feeding habits will provide an opportunity for visitors to view endangered turtles in a natural habitat and glean useful information on the ecosystem of the Chesapeake Bay and Susquehanna River. In the near future, as the partnership between the Town of Port Deposit and Towson University progresses, ecotourism will be a major enterprise and promote significant economic growth for the community.

The Town is located on Maryland's Scenic Highway, County Bicycle Paths, the Star Spangled Banner 200 Trail, and the Captain John Smith Water Trails. A significant portion of the Lower Susquehanna Heritage Greenway has been completed, is handicap accessible, and offers bikers and pedestrians an excellent opportunity to enjoy the natural beauty of the waterfront. There is an abundance of healthy natural flora, indigenous to the locale that enhances the granite cliffs and the Susquehanna River to provide stunning vistas and remarkable sunsets. The Town has a heavy tree canopy which provides food and shelter for many animals and birds.

There are large populations of geese, sea gulls and other water fowl that may be beautiful to observe, but they deposit significant amounts of excrement on the docks, parks, playgrounds, streets, roads and Greenway. Power washing, sweeping and hosing are labor intensive methods that are only effective for a short period of time and could be replaced with "smarter" energy efficient methods. After major storms and when the Conowingo Dam opens extra flood gates, large tree limbs and other debris are sent down stream and literally deposited in Port Deposit's marinas. The Town needs extra manpower and new equipment to be able to clear this vegetation and maintain a pristine shoreline.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

The town currently has a vendor who provides an on-going paper/glass/aluminum recycling program. In the past, the Town has sponsored a "Dumpster Day" for the community to remove large and difficult to dispose of household items. At the April, 2013 Community Meeting to discuss the Sustainable Community Initiative, one of the attendees suggested holding Dumpster Days more frequently. This suggestion will be included in our Action Plan.

It is very difficult for the community to purchase fresh produce locally. The "Bee's Nest", a small convenience store in town closed last fall. It is currently unoccupied and there are no other food stores in the town. The house and store are available for rent or sale. Produce is only available year round at the major food stores in Perryville and Rising Sun. During the active growing season, there is a weekly Farmer's Market in Havre de Grace, a fifteen minute drive from Port Deposit. Although there are many working farms in the surrounding geographic area, there is no current arrangement to bring their fresh products to the Town.

The Town is very fortunate to have a new jetty and docks for the many fishing enthusiasts that visit the area in the warm months. There is a boat launch ramp for boaters who trailer their boats and a High and Dry boat storage facility available for secure, year round boat storage. There is ample fishing from shore especially in the area adjacent to Marina Park. Many residents use the River as a source of fresh fish for their families. A very popular annual Rockfish Tournament is supported and sponsored by Tome's Landing Marina and Exelon. Local fishermen, woman and children compete for prizes.

The Town recently partnered with the county for sewer treatment service. The Town obtains water from the Artesian Water Company. There are 250 active service connections in the Port Deposit system. The current average daily demand is approximately 74,000 gallons. This is only a fraction of the 700,000 gallon per day we are permitted to draw from the Susquehanna River. The plant is capable of producing 762,000 to 864,000 gallons per day. There is more than adequate water for future demand. Cecil County Government Wastewater Management manages the Town's waste disposal. The Town is allocated processing of 150,000 gallons per day of waste but is currently only processing an average of 60,000 gallons per day. Both the water treatment plant and the sewage plants are in need of upgrading to become "smart and green" and comply with the governor's mandate. The New Port condominiums, currently only 40% occupied, when completed are expected to contribute an additional 2,600 gallons of waste per day. There is more than adequate capacity to meet waste water needs of future demand.

In 2011, the Tome's Landing Marina was awarded certification by the DNR as a MD Clean Marina. This is a voluntary program that recognizes and celebrates marinas for their efforts to reduce pollution and use environmentally sound practices to manage fuel, solid waste and marine chemicals. The marina has a waste oil and battery recycling program, and a marine sewage pump-out service. Water used to wash boats is filtered and every fuel dock customer is given an oil-absorbing pad to prevent even minor drips or spills. There are pollution prevention controls implemented in every phase of the marina's operation. The owners of the marina are fully committed to protecting the Susquehanna River and the Chesapeake Bay from trash, debris and pollutants.

Most, if not all, local residents are strong supporters of Save the Bay and other environmental groups that focus on cleaning up the Chesapeake Bay. The Town follows Cecil County Government requirements for the installation of energy efficient and water sparing appliances in new construction.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

There are seven primary sites and two additional ponding areas that have been highlighted by Maryland State Highway Administration as being key drainage sites that need to be addressed. Improvements are needed in the northernmost project limits on Main Street; the parking lot across from the Bethel African Methodist Episcopal Church; adjacent to the Paw Paw Museum; and areas close to houses numbered 67, 78 and 80 through 89 Main Street. Inlets, pipes and manholes will be replaced or added and then connected to two existing outfall systems. This will improve the quantity of storm water runoff. The proposed scope of work adds a system of grate inlets, manholes, concrete pipe, new outfalls and properly sized ties to existing outfalls. Existing drainage systems and outfalls will be cleaned out to promote more effective drainage to the river. The drainage improvement project is independent of any streetscape improvements due to the availability of funds and the greater significance assigned to drainage issues. The design plans for this project are 90% complete but the project is not currently funded for construction. SHA is applying for Right of Way funding in the 2013 fiscal year starting July 1, 2013. It is anticipated it will take approximately nine months to clear, then SHA will seek construction funding for the storm water drainage project. The Town could partner with SHA utilizing CDBG funding.

During heavy periods of rain, the Town monitors storm drains to ensure they are functioning. If a drain is blocked, the Town maintenance staff is the first to respond, clearing the blockage. Cecil County and State Highway Administration personnel are contacted for further assistance when local efforts are not successful. Some of the rain water from New York and Pennsylvania is controlled by the Conowingo Dam. The Dam operates a local telephone line that provides timely information on the number of gates that are opened, etc. and provides an early warning system of rising water levels.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

There has been a slow but steady increase in opportunities for employment in areas within an acceptable commuting distance. Over the last five years, the Hollywood Casino and the Principio Development Center have opened and both businesses hired new employees. The Aberdeen Proving Grounds expanded their base and brought staff from the New Jersey site to Aberdeen. Unfortunately, this influx of commerce did not result in the projected level of spin-off businesses or residents for the town. There were a number of restaurants and business that opened prior to the latest floods and the Town appeared to be on the verge of economic resurgence, but the national and local economy became depressed and the availability of individual discretionary spending was adversely impacted. The general economy appears to be gaining strength and the Town is positioning itself to recuperate through community revitalization efforts, and attracting new residents and business in the next five years. There are conceptual plans for a second phase of development at the Hollywood Casino site and the Rock Springs Plant is moving forward on the installation of a second generator facility that will draw approximate 200 construction jobs and a new work force of about 40 jobs. When the Bainbridge property is able to be developed there will be a substantial impact on the Town. This is expected to create significant economic and employment opportunity. It is difficult to predict exactly how many new jobs will be created when this area is developed because it is dependent on the size and scope of the commercial establishments that will be built.

In addition to the activity in geographic proximity to Port Deposit, the recent signing of a Memorandum of Understanding between Port Deposit and Towson University is a major catalyst for developing the Town as an ecotourism destination. The University has committed to providing significant marketing resources to promote the Town in exchange for educational and research opportunities for students and faculty. The restoration of the Jacob Tome Gas House as a Visitors Center and Research Facility for an endangered species of indigenous turtles will create opportunities for construction jobs and ecotourism. At the present time, the Town does not have a local program to increase workers skills and employment, but there are county resources available through the Cecil County Workforce Center located in Elkton. This Center provides assistance with career exploration, referrals to training programs, placement services, assistance with resume preparation and workshops to improve job seeking skills and work readiness. All services are provided free of charge to job seekers and businesses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

The housing market in this area was depressed, but local realtors are reporting greater interest and more potential buyers than previous years. Within the Town limits, there is limited access to affordable workforce housing. Foreclosure rates were slightly higher than surrounding areas, but Cecil Bank reports all of their Port Deposit customers are presently meeting their mortgage obligations. In general, all properties in Town decreased in value, but not greater than what the general economy experienced. The property value and salability of condominiums and homes in good condition are gradually starting to improve. The waterfront condominiums (Tome's Landing I and II) have living space above the average 100 year flood mark and are protected from damage to their living area. These condominiums are affordable to families that are above the 100% AMI. The latest construction (New Port Condominiums) is two feet above the 100 year flood mark and did not experience any water damage. This new housing is affordable to families that are above the 120% AMI. There is limited housing for those below the 80% and 50% AMI but there are a number of Section Eight residents living in the Town. There were Domiciliary Veterans living in Town until 2011, but due to vulnerability issues, they were relocated to another area. The Town has purchased some abandoned houses and vacant lots which were improved and are used for additional parking in the Town. Local banks that foreclosed on properties are still within their five year timeframe for mitigating their loss.

The Town is partnering with Habitat for Humanity and Cecil Bank to identify properties that can be repaired or rebuilt and provide affordable workforce housing.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

The Town of Port Deposit experienced a substantial 27% drop in residents between 1970 and 1980, followed by flat growth until the development of new waterfront condominiums between 1990 and 2001. The Town again experienced a loss of some permanent and transient residents after the flood in 2011. Overall, the population is stable at 653 in 2011, with a potential for recuperation and modest growth within the Sustainable Community Area. The recent construction of a casino and commercial employment center within ten miles of Port Deposit, in addition to plans for the new Rock Spring Generation facility, will present new employment and housing opportunities. Expansion secondary to the development of the former Bainbridge Naval Training Site is not expected within the next five years.

The median resident age (2011) is 39.4 years. This represents a steady increase since 2000 when it was 35.6 years and 1990 when it was 30. These numbers suggest a population trend reflecting fewer young families; fewer children per family and people leaving the Town for college or to live in other areas.

The majority of the populace is Caucasian (81.0%), followed by Blacks (11.9%) and Hispanics (3.2%). Mixed races, American Indians and Asians account for the balance of 3.8%. The average household size is 2.4 people, comparable with Maryland's 2.5 people.

Estimated medium household income is significantly lower for Port Deposit (\$42,604.00) than Maryland (\$69,272.00).

For populations 25 years and older, 65.7% have attained a high school degree, 10.5% a Bachelor's degree and only 4% hold a Graduate or Professional degree.

By comparing Port Deposit's rates to those of the Maryland State Averages we know the Black race percentage is significantly below state average; the Hispanic race population percentage is above the state average; the number of college graduates is below state average; and the percentage of the population with a post bachelor's or professional degree is below state average.

The percentage of the Towns' residents living in poverty is an unacceptable 24.9%. The unemployment rate is 9.9%. There is a dire need for decent paying jobs for this community.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

Port Deposit is a municipality. The Mayor, the Honorable Wayne L. Tome Sr., is the leader of the Town Council. Mr. Rodney Heinze is the full time Town Administrator. Town Council is comprised of: T.Knight, J.Leeds, B.Kuhs, K.Morton, J.Leonard and J. Spangler. Four year terms alternate every two years, allowing for continuity of half of the senior council members at all times.

All members of the Town Council, the Adm. Assist. K. Gray and the core work group will be involved in the implementation of the SC Action Plan under the direction of Mayor Tome and the Town Administrator, R.Heinze.

The Chamber of Commerce is an important component of the SC Workgroup. The Chamber is comprised of a Pres. V.P. Secretary, Treasurer and three Directors. The Chamber will fully support and be an integral partner in the implementation of the action items identified in the SC application. The Chamber will coordinate with the Mayor and Town Adm. on specific projects; assisting with research, stewarding specific projects, contacting relevant government and business organizations, and investigating sources of funding.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

Previously, Council concentrated on planning for the development of the former Bainbridge Naval Training Center. This property was expected to be developed as a commercial and residential community. Unfortunately, the property has recently been declared a brown field area that cannot support residential development. It can be developed commercially, but is currently delayed until the responsibility and cost of site clean-up can be determined. At this time, Council will focus its resources on revitalization and infill on Main St. Members of the Workgroup have many years of experience in a variety of occupations. (see hard copy for more information about core workgroup experience)

The Mayor will oversee implementation of the AP goals. He has demonstrated leadership and dedication, completing more than 30 years of service to the Water Witch Fire Co. and the Baltimore Fire Co. His elected positions include Mayor from 1999-2003 and 2011 to present. He was a member of Council from 1995-1999 and again from 2005-2006. He is the County representative to the MD Fire Service Qualifications Board.

Rodney Heinze has been serving as the Town Adm. since Sept. 2011. He is a retired Assistant Fire Chief and has an MBA. He founded and managed a private business. He was the Exec. Dir. of the Illinois Ambulance Assoc. and holds multiple Homeland Security Certifications. Mr. Heinze served as Mayor of Canton, Ill. from 2005-2008.

The Workgroup has partnerships with community leaders representing organizations that are committed to supporting the Town in this revitalization effort. The Workgroup has met with the community leaders in individual sessions to discuss what the Town would like to accomplish in the next five years and to solicit their support.

Additionally, the Pres. of Towson Univ. and the Mayor signed a MOU in May, 2013 and the Univ. is committed to promoting ecotourism and providing marketing and research resources. In addition to CC government representatives, Habitat for Humanity, Cecil County Bank, Exelon Power Corp. Clark Turner Associates, Delmarva Power, MSHA and Del. Rudolph have all expressed a willingness to assist with the implementation of the SC Action Plan.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

Several community meetings were held for residents, leaders in the community, and condominium owners. The meetings were advertised on the town web site, face book, signage and a flyer that was hand delivered to every household. In addition to the Mayor, Town Administrator, Town Council and a local reporter, twenty five members of the community attended the May meeting. The Town Administrator explained the relevance of the Sustainable Community application and posed the questions "Where do you want to go?" And "How do you plan to get there?" This brain storming approach was very well received and yielded some excellent feedback that will be incorporated into the Five Year Action Plan. It also provided an immediate opportunity for addressing minor concerns that were raised. (A list of the names, dates and venues for participants are available.)

Several natural leaders of the community were contacted on an individual basis and invited to a member of the core Workgroup's home to discuss how their personal and organization's goals and initiatives will integrate with the Action Plan's goals.

The Town Adm. also met with members of the VFW, Water Witch Fire Company, and representatives from an organization of local churches, the Ministerial Alliance, to discuss the application for designation as a SC and solicit feedback. Future meetings on an annual or biannual basis will be held to communicate progress, encourage suggestions and promote continued involvement.

A Facebook page was created to open communication and involvement with the Sustainable Community effort. The format included a "Question of the Day" for residents to identify the strengths and weaknesses of the Town and provide suggestions for improvements that could be accomplished in the next five years.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

The Town is fully committed to utilizing a Smart Growth approach as it makes revitalization a priority over the next five years. Care will be taken to preserve the quaint features of Port Deposit; the historic architecture; the natural shoreline; the riverfront; the parks and the local marine ecosystem. The Town has made great strides in creating infrastructure needed to support growth.

Projects include:

- Installation of more efficient street lighting in the CBD on Main St.
- Initiation of single stream recycling for residents and businesses.
- Outsourced services for police protection, waste and clean water management.
- Installation of broadband services for public access to free internet service.
- Completion by MDDNR of fishing jetty and public docks.
- Adopted zoning guideline mandating new construction above the 100 year flood mark.
- Passed an ordinance requiring fuel tanks to be secured.
- Partnered with Towson University to protect an endangered species.
- Established a Chamber of Commerce Public Works of Arts Committee.
- Established a Zoning Appeals Board.
- Initiated renovation of the Jacob Tomes Gas House.
- Made improvements to local parks.

Federal funding from the Department of Natural Resources Boating Infrastructure Grant and the Maryland Department of Natural Resources Waterway Improvement Fund (\$100,000.00 and \$185,000.00) supported the relocation of temporary docks to prevent damage to SAG beds and the installation of a fishing pier and docks for public use. The fishing pier was completed in September, 2012 and the public jetty and docks were completed in May, 2013. This has facilitated water access for the community and visiting boaters.

In April, 2013 the Town passed an ordinance requiring property owners to secure their fuel tanks or place them above the average 100 year flood marker. This went into effect on July 1, 2013. While the Town recognizes this may be a financial hardship for some of the residents, it is absolutely necessary to keep fuel from spilling in a flood situation and contaminating the Susquehanna River and the Chesapeake Bay. The Town is seeking resources that may be available from the Maryland Emergency Management Agency program for low income residents who do not have the discretionary income to cover this expense. The Mayor and Town Administrator sent letters to local fuel suppliers notifying them of the new ordinance and requesting their assistance in securing the fuel tanks and sparing individual home owners from this expense. The Town also instituted an ordinance requiring all new construction to be above the 100 year flood level.

The Jacob Tome Gas House was built in 1850 and is the last historical waterfront building in Port Deposit. It is slated for renovation into a Visitor Center and Research Facility. This project is scheduled to start in late summer, early fall of 2013 and be completed within two years. In addition to the building renovation, a portion of the Lower Susquehanna Heritage Greenway will be completed and allow continuous pedestrian waterfront access from Marina Park to the Central Business District on Main Street. Land improvements will include a safe nesting area for the endangered Northern Map Turtle and the creation of a Memorial Park with meandering paths and improved gardens in Marina Park. Funds to support this project have been provided through House Bill 466 (\$80,000), a State Highway Administration Transportation Enhancement Program grant (\$581,000) a Lower Susquehanna Heritage Greenway grant (\$23,500.), Maryland Historical Trust Capital grant (\$36,500.), Video Terminal Lottery grant (\$25,000), Port Deposit Chamber of Commerce donation (\$5,000), Norfolk and Southern Railroad contribution (\$3,000) and the Town of Port Deposit

(\$25,000). This renovation is the foundation for the development of the Town, in collaboration with Towson University, as an ecotourism destination.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

SHA has 90% completed design plans for storm water management. This is Phase I of a comprehensive plan and includes nine key drainage sites that will be upgraded with new inlets, pipes, outfalls, grates and manholes. This will allow more water to be conveyed to the river and help to alleviate ponding and decrease flood levels.

Phase II will concentrate on Streetscaping which will provide ADA curbs and sidewalks. Currently, pedestrian pathways are obstructed with utility poles. The Town will consult with Delmarva Power to assess the feasibility of removing poles and burying utilities. According to the CC, MD Bicycle Master Plan, MD 222 is a state designated bicycle route but has not been modified to enhance safety. MD 272 and MD 275 that outline the Town to the North and East are proposed as countywide bikeways.

The Town will pursue: removing or decreasing the number of utility poles obstructing pathways, decreasing or eliminating overhead power lines, installing utilities underground, identifying MD 222 as a "Share the Road" and/or "Bicycles May Use Full Lane" designation, promoting installation of warning signs for drivers and cyclists, creating parking spaces for bikes and installing bicycle racks.

"The project was under design through one of my consultant contacts. As design reached 60% completion, we met the Chief of our Highway Hydraulics Division, who manages the statewide funding for Fund 74, which is drainage funding. We have been lobbying for Right of Way and Construction funding for this project through that funding source. Our cost estimates at this point were \$700K for Right of Way and \$1.1 million for construction. Several suggestions were made to possibly reduce the amount of Right of Way required by combining some storm drain systems.

At this time, earlier this year, our consultant contract expired. I requested contract money extensions to our current contracts, which were not approved until September. I am happy to report that we now have a consultant firm working on the project at this time. We are addressing the comments and refining our design. We will be taking design through 100% completion, preparing Right of Way plats, and finalizing cost estimates. The critical path in completion of design is Right of Way and permits, and I anticipate final plans will be ready to advertise in fall of 2014. While the project is not yet on the advertisement schedule, we have submitted this project as District 2's number 1 priority candidate for Fund 74 construction money."

The Town has partnered with Cecil County Government Department of Public Works to apply for funds through the Chesapeake & Atlantic Coastal Bays Trust Fund Capital Improvement Grant. We will partner with the County to develop and install environmental site design practices to manage existing impervious areas in the town that currently have no storm water management facilities, install storm drain improvements to decrease flooding in three parking areas, and remove an existing impervious surface in one of parks to create a community garden. The letter of intent to apply was submitted and we will dovetail with the State Highway Administration's storm water management and drainage project to mitigate flooding and drainage issues along main street.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

The Town as passed an ordinance, effective July 1, 2013, for all fuel tanks to be secured to prevent spillage during high water situations.

The Town will sponsor biannual Dumpster Days.

The Town will investigate chemical free and environmentally safe approaches to the goose problem and seek funding for equipment to clean the streets and Greenway.

The Town will explore the possibility of converting land to establish a community garden, organize a Spring Plant Sale and Farmer's Market.

(see hard copy for additional information)

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The Mayor and Town Council will engage a Code Enforcement Officer to identify structures and properties that are not compliant with building codes and ordinances. The core work group will elicit assistance from Habitat for Humanity, Towson University, MD DNR, CC Office of Economic Development, MD Dept.of Agriculture and MD Department of Housing and Community Development to implement the projects.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The key assets for the community are the Town's location, the parks, the historical structures, the Susquehanna River, the Northern Map Turtle and the MOU with Towson University.

The Jacob Tome Gas House will be used as a visitor's center with signage, interactive displays and printed materials focusing on ecotourism related information, as well as the culture and history of the town of Port Deposit. It will be a resource for area schools, organizations and visitors. The upper level will be heavily used by research biologists from Towson University as they conduct long term studies on the indigenous but endangered Northern Map Turtles. This area may be used for some town gatherings as Town Hall is not handicapped accessible and the gas house will meet ADA standards. In the spring of 2013, the Town of Port Deposit entered into a collaborative partnership with Towson University that brings together resources and expertise to support the preservation of the Northern Map Turtle population of the Susquehanna River and its habitat. In so doing the University and Town will expand opportunities to support ecotourism, educational programs, research, and local economic interests. The Town and University will collaborate on and provide mutual support for joint grant applications and research opportunities. The University will provide marketing, communication, product development, and technical expertise for projects and the Town will provide opportunities for student research, education and practical experience. The University is in the process of analyzing the situation and determining what steps need to be taken towards these goals.

The location of the Town, its parks, historical structures, the river and the Northern Map Turtles were identified as assets:

The town is readily accessible by automobile from nearby major highways. Interstate 95 and US route 1 are within five miles and State Highway Route 222 is Main Street, Port Deposit. Philadelphia, Baltimore and Lancaster are all within a one hour driving distance.

The installation of a floating public dock in Marina Park has provided water access to the Town of Port Deposit. This resource will provide an opportunity for another group of people to visit our town that was not available in the past. Additionally, the town has received plans for the renovation of a commercial water front property for a new restaurant. We anticipate Marina Park in Port Deposit will become a destination spot on the Susquehanna River.

The Town has several parks. Marina Park is located adjacent to the floating dock/ fishing pier and the Jacob Tome Gas House. It will be made user friendly with the addition of a comfort station, due to be completed in 2014. Additionally, a Veteran's Memorial will be installed next to the Gas House.

In the middle of the town is a Tot's Lot Park. The Town is developing a project to remove a section of unusable concrete for a community garden, which we anticipate will improve stormwater management in this area of town and help to build community partnerships and pride.

Spot in the Rock Park, (rededicated to Earline Brown) is utilized by local residents. The Park is still under construction and the Town is moving forward with plans to secure Open Space funding to repair the footbridge to the Park, install fencing and designated parking.

Historic Port Deposit is a waterfront community with many buildings erected in the 1800s, with examples of Federal, Colonial, Victorian and Granite construction, some in excellent condition and others that are in need of restoration. An audio cell phone tour of many interesting sites has been initiated and this resource will be enhanced with improved signage and professional script writing. The Chamber of Commerce has partnered with Cecil County Tourism to expand this program county wide and grant funding has been obtained for signage.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

The renovation of the historical Gas House will provide visitors with information and exhibits about the history of the Town and the efforts of biologists to prevent the extinction of the Northern Map Turtle. Completion of the Greenway will provide The CBD will benefit from the planned ecotourism secondary to the preservation of the endangered Northern Map Turtle species indigenous to this area. Granite that has been saved from other sites in town will be utilized in the Memorial Park area. The Public Arts Committee recently completed a bicentennial mural commemorating the Town's role in the War of 1812. Future art projects will capture the Town's sense of place and historic character. In conjunction with Towson University, Port Deposit has the potential to become a center for Arts & Entertainment, bring music, drama, and art to the community.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

Main Street/MD 222 is part of the National Scenic Highway Trail, the Star Spangled Banner 200 Trail and the Cecil County Bicycles Trail. The Town will request improved signage to warn drivers and riders of steep inclines and sharp curves. The Town will pursue obtaining a "Share the Road" designation for Main Street.

The Earline Brown Park is located in the North End of Town, accessed by a local narrow road East of Main Street.

There is no designated street parking available which forces drivers to park on the shoulder and partially obstruct local traffic. Access to the park is via a plank footbridge over a small stream that swells after heavy rainfall. There is a steep bank, a hazard to small children, which should be fenced. The footbridge supporting structure has deteriorated and is in need of repair or replacement. The Town will need to contract for an engineering study to determine the feasibility and costs for remediation of these problems.

As the Town is expecting to see an increase in eco-tourism as a result of the turtle nesting sites, it realizes that it needs to provide more recreational/cultural amenities for both residents and visitors. The Town plans to establish Memorial gardens in Marina Park to create a peaceful, scenic, recreational space with beautiful views. Local residents and visitors use the launching ramp in the park to access the Susquehanna River and Chesapeake Bay for fishing and recreational boating. Children enjoy the playground equipment in the park and the handicapped path provides a pedestrian route along the River. The missing section of this Greenway path is slated to be completed as part of the Jacob Tome Gas House project and will allow uninterrupted pedestrian access to business enterprises in the center of town. A comfort station with showers, sinks and stalls will be built in Marina Park and will be located near the boat launch ramp and playground equipment. A large flock of geese inhabit the shoreline of the park and frequently enter the park, depositing quantities of excrement on the Greenway. The Town is investigating environmentally friendly methods of removing waste products from the pedestrian walkway i.e. street cleaning equipment, to promote cleanliness in the area and improve the visitors' experience.

Norfolk Southern Railroad trains pass through the Town on a frequent, sometimes hourly basis and local train traffic is expected to increase as the national economic situation improves. By law, the trains must utilize their warning horns at the three crossings located within town limits. The warning system is very disruptive to residents during the night and the Town is investigating what steps are necessary to obtain designation as a Quiet Zone to limit noise between the hours of 11 PM and 6 AM. The goal of quiet time during the night would be to entice future home owners to purchase properties within the Town. It is anticipated pursuing this Quiet Zone status will be a costly and lengthy process but have enormous benefit in the long term.

Main Street and the adjoining walkways are relatively narrow and existing structures prohibit any widening of the road and paths to facilitate biker and pedestrian flow. The Town plans to collaborate with Maryland State Highway Administration, WILMAPCO and Delmarva Power to improve safety for bikers, motorists and pedestrians by requesting the installation of "Share the Road" and "Dangerous Curve" signs.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

WILMAPCO and SHA will be key partners with the Town Administrator for the implementation of these initiatives.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

The Town Administrator has included funding for a Code Enforcement Officer in the fiscal year 2013 proposed budget. There are several abandoned properties that have fallen into disrepair. Some of these are owned by absentee landlords. By utilizing a Code Enforcement Officer, the Town will be able to notify owners of the property what repairs need to be made to bring the buildings up to code. Property owners will be directed to sources of funding in the form of grants or loans to assist in restoring the property. Vacant lots and buildings that are no longer habitable will be identified and considered for demolition and reuse. Cecil County Bank presently owns ten properties that have undergone foreclosure. These have been available for sale or rent for at least one year. The Town has invited representatives from Habitat for Humanity to inspect the properties and determine if any can be used for a needy family. In the next five years; the Town Administrator and core Workgroup will collaborate with Cecil Bank and Habitat for Humanity in an effort to establish affordable housing for needy families. The Town Administrator and Town Council will explore the feasibility of implementing economic and business incentives in the form of tax credits, grants and/or revolving loans. The Town Administrator and Town Council will evaluate new TIF legislation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

The Rock Spring Generation Facility has announced plans for constructing a new plant within commuting distance of Port Deposit. This plant would use cleaner-burning natural gas and meet the region's demand for energy. This will create an opportunity for 200 temporary construction jobs and thirty permanent jobs. Residents who are currently unemployed may be able to obtain meaningful employment at the new site. It will be to the Town's advantage to encourage the Rock Spring facility to market job openings to residents of Port Deposit and work with the facility to overcome obstacles that may hinder a resident from obtaining work.

The Town will confer with Towson University for student assistance to establish a program that will assist the underemployed or unemployed to find work and obtain funding for renovations.

The Town will establish a partnership with the Rock Spring Generation Facility with a goal of obtaining employment for residents and offering Town housing to temporary construction workers.

The Town will explore marketing strategies and incentives that would encourage new workers to seek housing in Port Deposit.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

The BRAC activity has had a limited, but favorable impact on the Town. There have been a few families that relocated to this area and have purchased condominiums or are renting dwellings in Town. As people relocate to the Aberdeen Proving Grounds, and have become familiar with this area, they are visiting our restaurants and enjoying local fishing and boating. To take advantage of this influx of people, extensive marketing to promote our parks, boating, fishing and historical structures needs to be done. The recent signing of the Memorandum of Understanding with Towson University is the first step in this process. The University has extensive marketing resources and is fully committed to partner with the Town to promote ecotourism.

The Town will engage in a marketing initiative to promote ecotourism, historical and cultural assets and recreational opportunities. The BRAC community will be targeted to attract more visitors and potential residents to the Town.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The Mayor and Town Administrator, Rock Springs Generation Facility and Towson University will be key partners for the implementation of these projects.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

The number of property owners versus renters is disproportional. Almost half of the households are renter occupied or vacant. The Town would like to increase the percentage of household owners and above medium income residents. Adding new dwellings and restoring buildings in disrepair so they can be reoccupied will generate tax revenue. The Town Council, Planning and Zoning and the Historical Area Commission will support and assist in expanding housing choices. By creating a Housing Rehabilitation Plan the Town could elicit assistance from MD Dept. of Housing and Community Development and other agencies to educate home and property owners on the availability of funding resources and tax credit programs.

Almost all of the buildings in Port Deposit have historical significance and interesting architectural features, but approximated 30% are in need of renovations. Many properties are owned by absentee landlords and occupied by renters rather than home owners, which has resulted in some neglect. The Town Rehabilitation Plan has not yet been initiated but the Mayor and Town Council are fully aware of the need for urban planning and rehabilitation of these buildings. The Town anticipates working closely with Maryland Department of Housing and Community Development to seek funding and will invite them to review current Planning and Zoning Ordinances to ensure compatibility with economic development. The existing Comprehensive Rehabilitation Plan and the Lower Susquehanna Greenway Plan are the basis for community development and rehabilitation but there is consideration of further study which may be needed.

The Town plans to hire a Code Enforcement Officer to identify structures that can be rehabilitated and others that may need to be demolished to make way for new construction. This position has been included in the 2013-2014 town budget. As the Code Enforcement Officer identifies problem areas, property owners will be alerted to their responsibility to bring their building up to code. The Town and the Chamber of Commerce will actively seek funds to assist homeowners and business owners with the costs of renovating facades and bringing structures up to code. The goal is to eliminate blight, create affordable housing and attract new business enterprises. Representatives from Habitat for Humanity have indicated a desire to build homes in Port Deposit but a site that fits within their building parameters was not available at the time of their visit. Hopefully, an acceptable structure will become available in the near future as the Town strongly desires to partner with this organization.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

The community would like to have a local bus service to provide transportation to jobs, retail stores and the train station in Perryville. Unfortunately, due to the cost and low ridership projections, this is not feasible in the next five years. An increase in the number of households that are owned and/or rented will not likely increase the probability of access to transit because the town is limited to infill and the population would not expand enough to disqualify current recommendations in WILMAPCO's regional guidelines. If the Bainbridge property is developed in the future, the increased activity would change transit needs in the adjoining geographic areas.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

Clark Turner Associates has completed six condominium units in the past two years. Phase Two is underway, and Phase Three is slated for construction in 2014. The Planning and Zoning Committee has recently given a property owner permission to tear down his unoccupied, damaged, single family dwelling. The owner is planning to replace it with four to six high-end condominiums. Habitat for Humanity will work with the Town and Cecil County Bank to identify properties for potential homeownership sites, with a goal of two new sites in the next five years. To create affordable housing and promote homeownership the Town will identify houses that have deteriorated beyond the point that they can be restored, and approve clearing of the lots for reuse. As property becomes available, developers can build housing with living space above the 100 year flood level and provide housing for workers from the Casino, the Rock Springs Generation Plant, and other employment accessible within a reasonable commute.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The Mayor and Town Administrator, the Planning & Zoning Committee, the Zoning Board of Appeals, the Port Deposit Historic Area Commission, Clark Turner Associates, Cecil County Bank and Habitat for Humanity will be key participants in the implementation of these projects.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

WILMAPCO (Wilmington Area Planning Council) is the MPO for Cecil County and has the responsibility of creating a transportation plan for this region. This plan has a projected horizon of 20 years, and is updated every four years. It takes into account trends in population, employment, housing and travel. The current plan lists a small number of minor Transit Development projects, but no direct impact for Port Deposit, other than establishing the Hollywood Casino as a transit connector site. Residents of the Town taking advantage of this bus link can utilize the existing Park and Ride lot for their automobile. They would proceed to walk approximately one mile to the Casino link site to utilize bus service to destinations north of Perryville.

The MARC station is the closest commuter rail service but there is a 20 mile stretch of track between Perryville, MD and Newark, DE that is absent of local train service. WILMAPCO recognizes this as the most pressing transportation problem the region faces. They are currently conducting a study to determine the benefit of adding an extra rail track to this corridor, but increased access to commuter rail service is not anticipated in the next five years.

Due to high costs and low ridership predictions there are no county plans for local bus service in Port Deposit.

In the Cecil County Bicycle Plan, MD 276 and MD 275 that outline the Town to the north and east are proposed as countywide bikeways that would help connect residents to employment, educational and retail resources. Improved signage, and "Share the Road" designations would help improve safety for bikers. Bicycle racks placed at strategic locations in Town would improve parking for bikers. The completion of the LSHG and the Streetscaping projects will improve pedestrian circulation throughout Town.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) *(Answer Space 4,000 characters)*

Not applicable. There are no projects planned for the next five years that will reduce reliance on single-occupancy automobiles in Port Deposit.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

The Mayor and Town Administrator will continue to dialogue with WILMAPCO and SHA on the need for signage, safe roads, sidewalks and increased access to public transportation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

The Mayor and Town Council will collaborate with all agencies and groups that have the potential to assist in obtaining grants, enlisting private funding and assisting in streamlining regulatory processes, including:

MD Department of Housing and Community Development
MD Department of Planning
MD Department of the Environment
MD State Highway Administration
Cecil County Office of Economic Development
Towson University
Exelon Corporation
Delmarva Power Company
Lower Susquehanna Heritage Greenway
Habitat for Humanity
Cecil County, M&T and PNC banks

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? *(Answer Space 4,000 characters)*

The Sustainable Community Plan is based on the Port Deposit Comprehensive Plan of 2009 which established goals, objectives and recommendations for the Sustainable Community Area and the adjoining Bainbridge, Mt. Arafat, Hope Farm and Quarry properties. The purpose of the Sustainable Community Action Plan is to chart a pragmatic, reasonable, responsible and beneficial course for the revitalization of the Town of Port Deposit. It incorporates recommendations from Cecil County regional plans and the many individuals that gave their time and knowledge to help develop this guideline for progress and practical achievement in the next five years. The Sustainable Community Action Plan is consistent with the LSHG Five Year Management Plan, the MD SHA Storm Water Management Plan, the Cecil County Water and Sewer Master Plan, the Cecil County, Maryland Bicycle Master Plan and WILMAPCO'S 2040 Regional Transportation Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

The Action Plan will provide the framework and direction for the Mayor, Town Administrator and core Workgroup collaborating with private developers, local business owners and banks, to leverage and sustain private sector investments. Funding through the Community Legacy Program will assist with business retention and attraction, homeownership and commercial revitalization. Loans for gap financing to new or expanding small businesses and nonprofit organizations can be requested through the Neighborhood Business Works Program. The Town can utilize the MD Sustainable Communities Tax Credit Program administered by the MHT and request a 20% tax credit for the proposed restoration of the Jacob Tome Gas House. The Town Council will apply to the Sidewalk Retrofit Program to help finance the replacements of sidewalks along Main Street/MD 222 and MD 276 which does not currently have any sidewalks.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

Safety improvements to the Earline Brown Park by installing fencing, shoring the pedestrian bridge, creating a designated parking area.

Interior and exterior restoration of the Jacob Tome Gas House into a dual purpose visitor's center and research facility.

Completion of the Lower Susquehanna Heritage Greenway link.

Relocation of Memorial Bricks and monuments to Marina Park.

Creation of Memorial Gardens in Marina Park.

Establish a safe bedding and nesting area for the endangered Northern Map Turtle.

Construction of a comfort station behind the Maintenance building, in close proximity to the boat launch ramp, with showers, sinks and stalls for visitors to Marina Park.

Implementation of MD SHA Phase I storm management project, clearing and replacing grates, retrofitting pipe connections and installing larger drains.

Implementation of a marketing program to educate residents and promote existing transportation services

Improve safety for bikers by providing bicycle racks, installing warning signage and obtaining "Share the Road" designation for Main Street MD 222 and MD 275.

Request the removal of telephone poles on Main Street and if possible, replace existing cables with underground utilities, to allow sidewalks to become handicapped accessible.

Explore the feasibility of designating the Town as a "Quiet Zone" for Norfolk Southern Railroad traffic.

Seek funding to replace existing chain link fencing with decorative wrought iron fencing along the railroad bed from the Marina Park entrance to the Tome's Landing Marina property line.

Purchase street cleaning equipment and develop a maintenance plan to improve the appearance of the Town.

Institute scheduled "Dumpster Days" on a biannual or quarterly basis.

Establish a Community Garden.

Organize a Spring Plant Sale.

Establish a local Farmer's Market.

Coordinate with Towson University and Cecil County Workforce Center on a program that endeavors to educate and assist residents with obtaining employment.

Partner with Habitat for Humanity to identify potential home sites.

With the assistance of Towson University, promote Port Deposit as an ecotourism destination.

Explore the feasibility of obtaining funding for housing and community rehabilitation.

Utilize a Code Enforcement Officer to identify buildings not up to code and investigate tax credit and development funds that may be available to a SC.

Explore the feasibility of establishing an Arts & Entertainment district on Main St.

V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

MD SHA has been consulted and funds sought for improvements to the Earline Brown Park.

Construction has commenced on restoration of the Jacob Tome Gas House for use as a visitors center and research facility.

Bid for Comfort Station in Marina Park has been awarded and applications for permits have been submitted.

Phase I Storm Management project is underway.

Agreement with Towson University for a marketing program is in place.

Warning signage for bicyclists and "Share the Road" designations have been requested.

Consultation with utility providers to explore the feasibility of burying utilities is underway.

Request for application fees to pursue a "Quiet Zone" designation from Norfolk Southern has been submitted to Town Council.

Discussion with Norfolk Southern representative to determine the feasibility of replacing chain link fencing with decorative wrought iron has occurred.

Cost estimates for replacement fencing are being obtained.

A request for street cleaning equipment has been submitted.

Funding for Dumpster Days has been requested.

A Spring Plant Sale is being organized with date, venue and sponsorship information obtained.

An appropriate site for a Community has been identified and a Master Gardener or Community leader identified to head this project.

Coordinate with Cecil County organizations to identify the steps that need to be taken to establish a Farmer's Market.

Coordinate with Towson University to explore the feasibility of establishing a program that would assist residents seeking sources of funding for housing rehabilitation, sidewalk replacement and community development.

Identify two new home sites for Habitat for Humanity families.

In conjunction with Towson University ensure a marketing plan for Ecotourism has been developed and is progressing.

A Code Enforcement Officer has been hired to identify buildings in need of repair and action has been taken to bring buildings up to code or demolished.

Study the feasibility of establishing an Arts & Entertainment District within Town boundaries.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date